RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 724005 DEEDWARR
09/27/2021 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $351.50
20210927-0129130

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $95,000.00.

Affiant

Sworn to and subscribed before me this 10th day of September, 2021

Notary Public

My Commission Expires: 2/19/2024

(SEAL)

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Hernando Brito and Natalie Pena and ~~Natalie Pena~~ TA 323 Forest Park Road 5-10 Madison, TN 37115	New Owner(s) Natalie Pena & Hernando Brito 804 Runoff Way Nashville, TN 37218	043-13-0A-058.00-CO

This Indenture is made on the 10th day of September, 2021, by and between **RODNEY D. CLARK** ("Grantor"), and **NATALIE PENA, A SINGLE WOMAN, AND HERNANDO BRITO, A SINGLE MAN, AS TENANTS IN COMMON** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Certain real estate in Davidson County, Tennessee, being Apartment Unit No. 5-10, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rodney D. Clark by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20201015-0119930 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 15, 2020.

This instrument is being executed on behalf of Rodney D. Clark by Brandon Webster, his lawful Attorney in Fact, pursuant to that certain Limited Power of Attorney of record in Instrument No. 202109270129129, Register's Office for Davidson County, Tennessee.

This is improved property known as 323 Forest Park Rd 5-10, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed with By-Laws appended thereto, establishing a Horizontal Property Regime of Robin Hood Condominium of record in Book 5388, Page 524, as amended in Book 6569, Page 149 and Book 11399, Page 660, Register's Office for Davidson County, Tennessee.

4. Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, Page 314, in the Register's Office for Davidson County, Tennessee.

5. Easement to Metropolitan Government of Nashville of record in Book 3436, Page 486, in the Register's Office for Davidson County, Tennessee.

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

7. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 9th day of September, 2021.

GRANTOR:

Rodney D. Clark, by Brandon Webster, Attorney in Fact

Rodney D. Clark, by Brandon Webster, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRANDON WEBSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Attorney in Fact of RODNEY D. CLARK and is authorized by to executed this instrument on his behalf as such Attorney in Fact.

Witness my hand, at office, this 9th day of September, 2021.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 9, 2021.

J. Carlton Drumwright

September 9, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2021.

Notary

My Commission Expires: 12/18/22

